

HOUSEHOLDER PLANNING
(STAGE 3B) Design and Access Statement

22.HIG R01 rev 00

FEBRUARY 2022



CONTENTS	
INTRODUCTION	2
EXISTING SITE	2
PLANNING STATEMENT	3
EXISTING ELEVATION	4
PROPOSED ELEVATION	5

INTRODUCTION

This Design and Access Statement accompanies a householder planning application for proposed works to 56 Highstone Mansions (the site) namely the Installation of Crittall windows with 19mm astragal detail in RAL 9911 (white) Powder coated steel.The double glazed units (DGUs) are to achieve Part L2 Building Regs and FENSA certification.The windows are being restored to their original material, glazing bar pattern and openings style in order to enhance and preserve the character and integrity of the host building.

This report provides a detailed description and assessment of the proposal and has been prepared on behalf of the client,Andrew McPherson by J Foster Architects.

EXISTING SITE

56 Highstone Mansions, ‘the site’ is located on Camden Road and The Regent’s Canal. Flat 56 is on the 5th floor, located on the side (South) Elevation facing onto the canal.The application site is a seven storey L-shaped 1930’s block of flats on the corner of Camden Road and the Regent’s Canal, next to North Road Bridge.The application relates to a fifth floor flat with windows to the side (South) elevation of the block.The rear of the site forms the boundary for the Camden Broadway Conservation Area.The nearby North Road Bridge over the Grand Union Canal is a grade II listed structure.

The existing windows are c40 years old and consist of natural silver anodised aluminium framed double glazed units.They are dilapidated and the seals have deteriorated.The window upgrade is being carried out to improve thermal insulation and reduce thermal transmittance (Building Regs Part L2) and acquire FENSA certification.

.HERITAGE STATUS

The site is not listed but lies within the Regent’s Canal Conservation Area.

.RELEVANT APPLICATIONS

- 2010/6000/P
- PEX0100054
- EN17/0233 – Investigation into the alleged ‘Installation of uPVC windows’ at Flat 60 commenced on 23/02/2017. Assessment ongoing.
- EN17/0233 – Investigation into the alleged ‘Installation of replacement windows’ at Flat 25 commenced on 26/05/2017. This application is to determine the acceptability of works commenced.

PLANNING STATEMENT

- 1. Planning permission is sought for the replacement of four windows (all on the side (South) elevation) at fifth floor level of the application property. The windows existing prior to the proposed works are unoriginal natural silver anodised aluminium windows in poor working condition. The proposed windows are double glazed steel framed double glazed windows (Crittall frames and).
- 2.1. The principal considerations material to the determination of this application are as follows:
 - Design and conservation;
 - Impact on the amenity of adjoining occupiers;
 - Transport / Planning Obligations
 - Design and conservation
- 2.2. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3. The Council's design guidance (CPGI) states that where it is necessary to alter or replace windows that are original or in the style of the originals, "they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening" (para.4.7).
- 2.4. The Regent's Canal CA appraisal and management strategy (2008) states that it is expected that "the historic details which are an essential part of the special architectural character of Regent's Canal Conservation Area to be preserved, repaired and reinstated where appropriate" (page 36).
- 2.5. Although the host building is not listed or specifically highlighted as making a positive contribution to the character of the conservation area, the building is nevertheless of architectural merit. This is particularly by virtue of its surviving architectural integrity; particularly due to its elevational composition, its modest detailing and the uniformity derived from the original Crittall windows retained across its front, side and rear elevations. These design features are reflective of architectural preferences of the construction period, appearing somewhat utilitarian and forming a significant contribution to the character of the building. With particular reference to the original windows, these Crittall windows are of appealing design with slimline painted steel



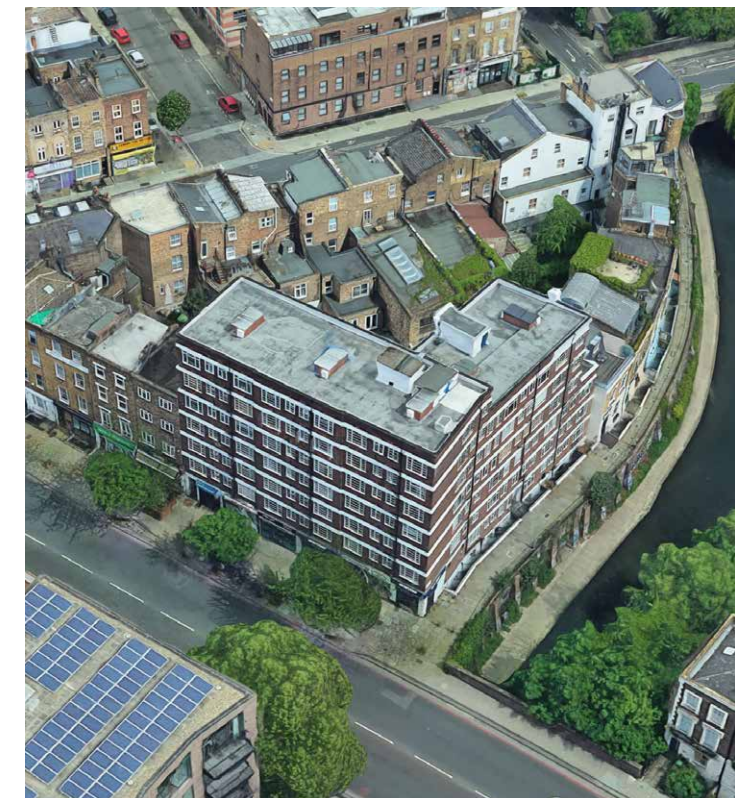
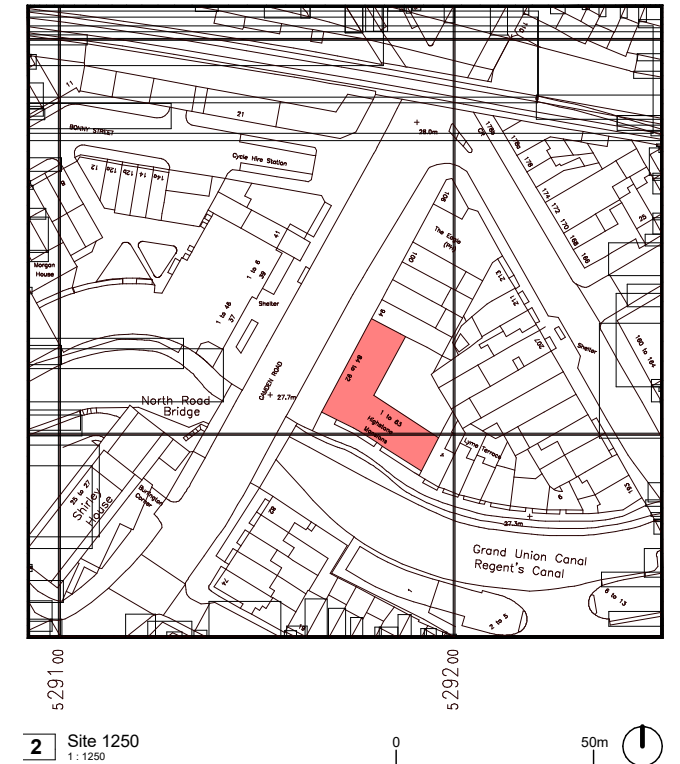
Street Elevation

frames, regular composition and unassertive square mullion/ glazing bars. Although it is noted that a number of windows to other flats across the block have been replaced with highly insensitive additions (with enforcement investigations ongoing where windows are not already lawful due to the passage of time), the overall integrity of the building's character is presently maintained.

- 2.6. The host building is situated in a prominent location, with the side (South) elevation facing the canal being prominent within the Regent's Canal conservation area and the rear of the building forming the back drop to the Camden Broadway conservation area. For the above reasons, despite the lack of listed status the protection of the character of the building is considered crucial for the preservation of the character of these heritage assets.
- 2.7. At flat 56, a total of 4 x no natural silver anodised aluminium windows will be replaced with new double-glazed, Crittall (steel) windows which will re introduce the sightlines, frame profile and opening style of the single glazed Crittall windows as seen elsewhere in the block. As the host building is not listed, the replacement of single glazed windows with double-glazed is not necessarily considered objectionable in principle. This is outlined in the Council's Design guidance CPGI where it is stated that "In conservation areas original

single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double glazing can be installed in a design that matches the original. In such cases, the window frame and glazing bars of the replacement windows should match the existing" (para.4.7). The Council would also support development to improve the thermal efficiency of existing dwelling and the use of double-glazing can be beneficial in this regard, however, this would be subject to the preservation of the host building's character, especially when situated within a conservation area.

- 2.8. As evidence of the above, the Council has previously granted permission for the replacement of single-glazed with double-glazed to a window to the rear of the building at Flat 24 (ref. 2010/6000/P dated 10/01/2010). In this instance, it was considered that the proposed replacement windows by virtue of their composition, frame size, frame colour, opening style and astragal bar detailing all matched the original windows to a degree that meant the works would not result in a detrimental impact to the character of the property and its integrity was preserved.

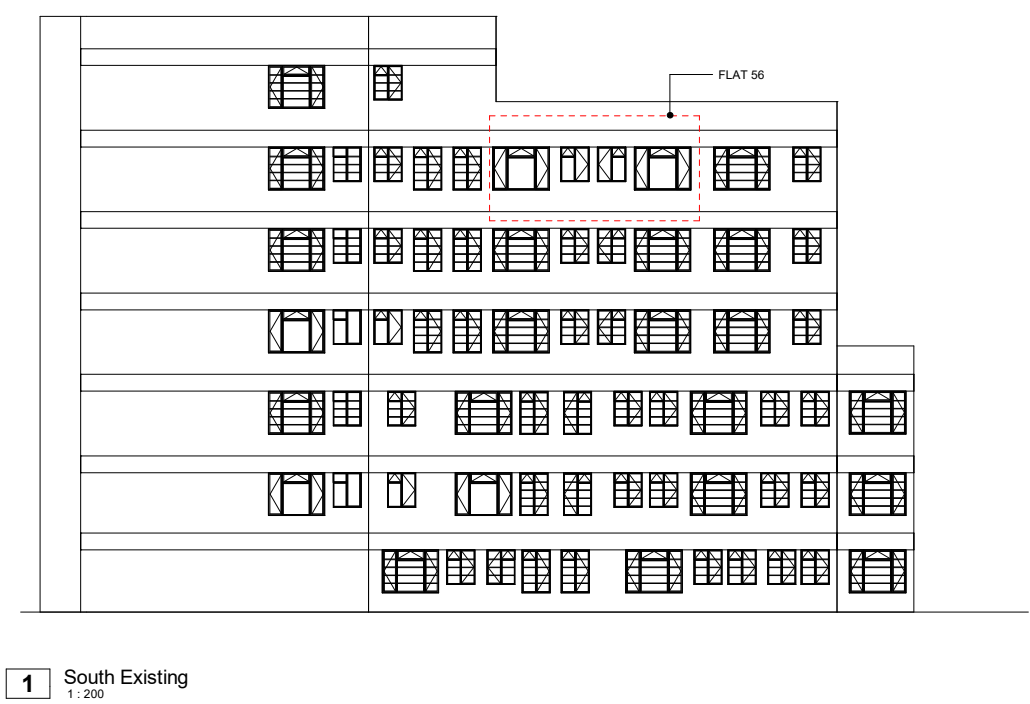


Aerial view from North

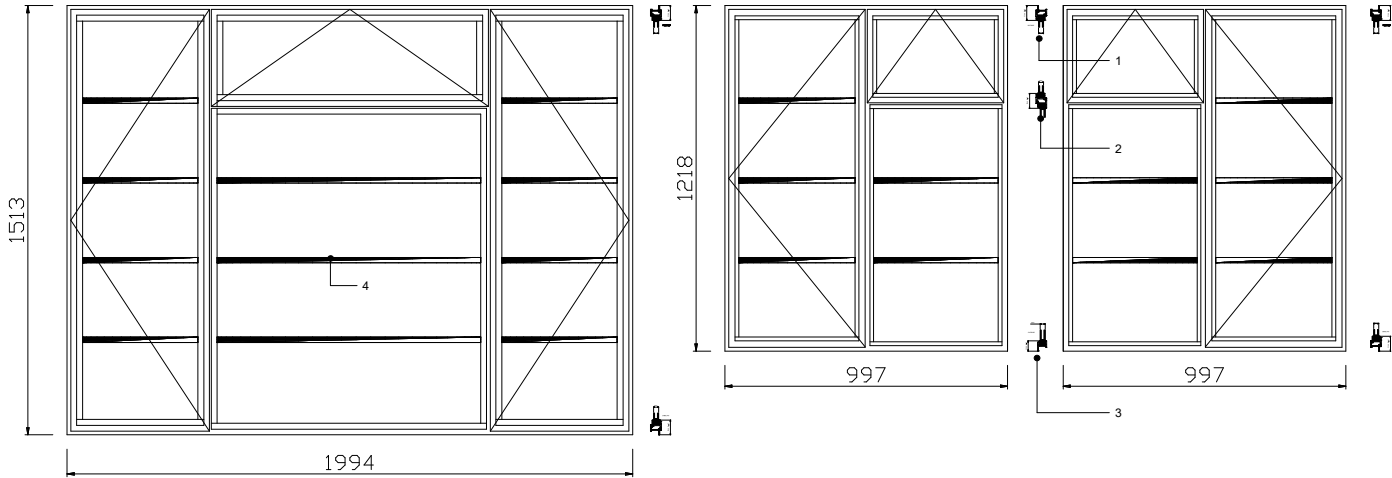
Design and Access Statement

- 2.9.The existing natural silver anodised aluminium windows vary significantly from the original windows across the block and as a result **the windows as currently installed appear incongruous**.This is with particular reference to the frame size and glazing pattern of the aluminium units jarring with the slim-line design of adjacent original windows, the window’s proportions and vertical composition opposing the original design as well as the total lack of any astragal bar detailing.
- 2.10. Overall it is considered that **the proposed double glazed Crittall windows with 19mm astragal detail will result in an enhancement of the appearance of the host block**, to the benefit of its character. It is also considered that the development will be of benefit to the Regents Canal conservation area.The works are therefore considered to adhere to adopted policies D1 and D2.The benefits derived from the scheme in terms of the improved thermal efficiency of the residential unit are also considered to bring additional benefit.The development therefore also complies with paragraph 134 of the NPPF 2012.
- 2.11. It should be noted that the submitted supporting statement states that the detailed design of the replacement windows is being delivered by **one the of the principal London Crittall specialists. Lightfoot Windows LTD.**
- Residential Amenity
- 2.12.The replacement windows are not considered to have resulted in any detrimental impact upon the amenities of adjoining occupiers in terms of light, outlook,privacy or noise.
- Transport / Planning Obligations
- 2.13. Due to the scale of the works no transport or other planning obligations would be deemed necessary in this instance.

EXISTING ELEVATION



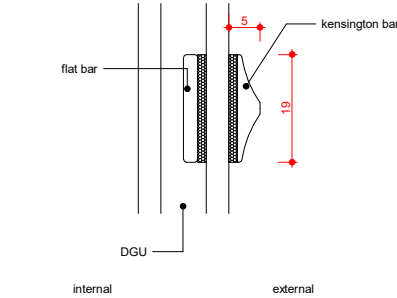
PROPOSED ELEVATION



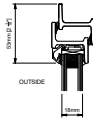
2 Proposed Crittal Windows
1:20



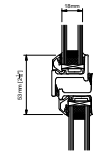
1 South Proposed
1:200



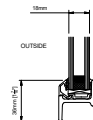
6 Detail 4
1:1



3 Detail 1
1:5



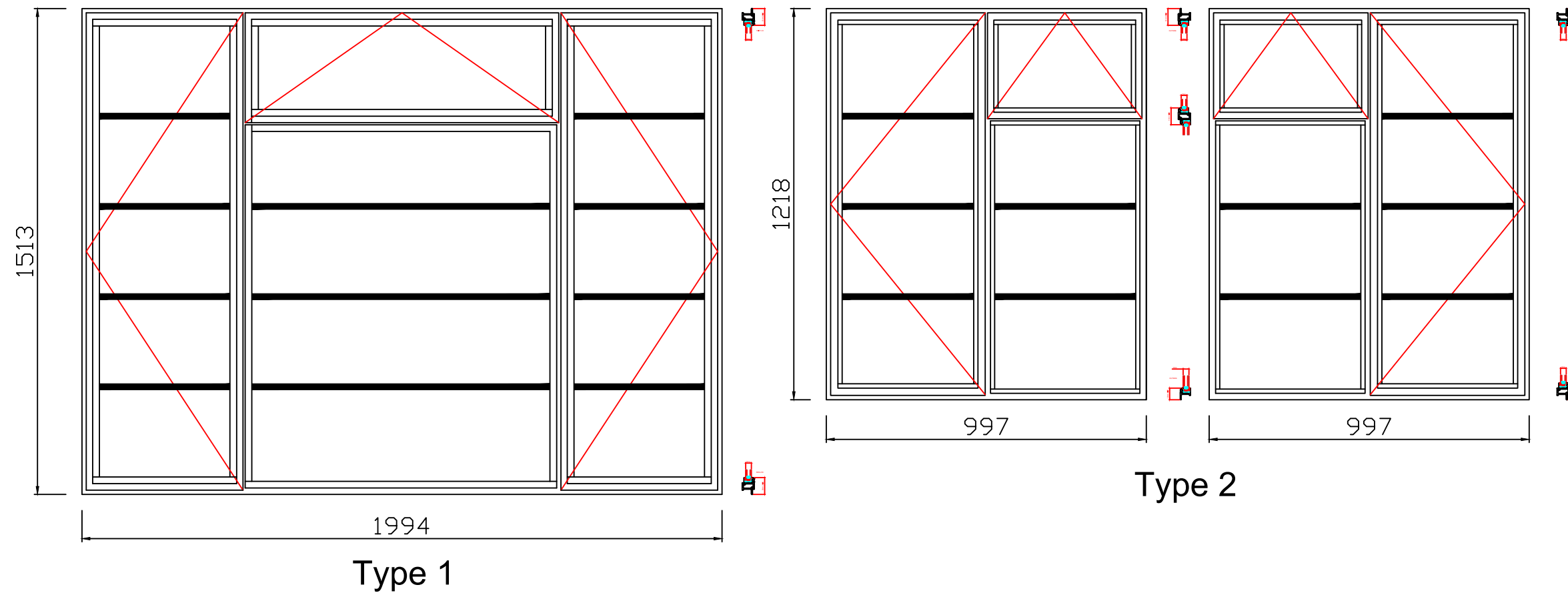
4 Detail 2
1:5

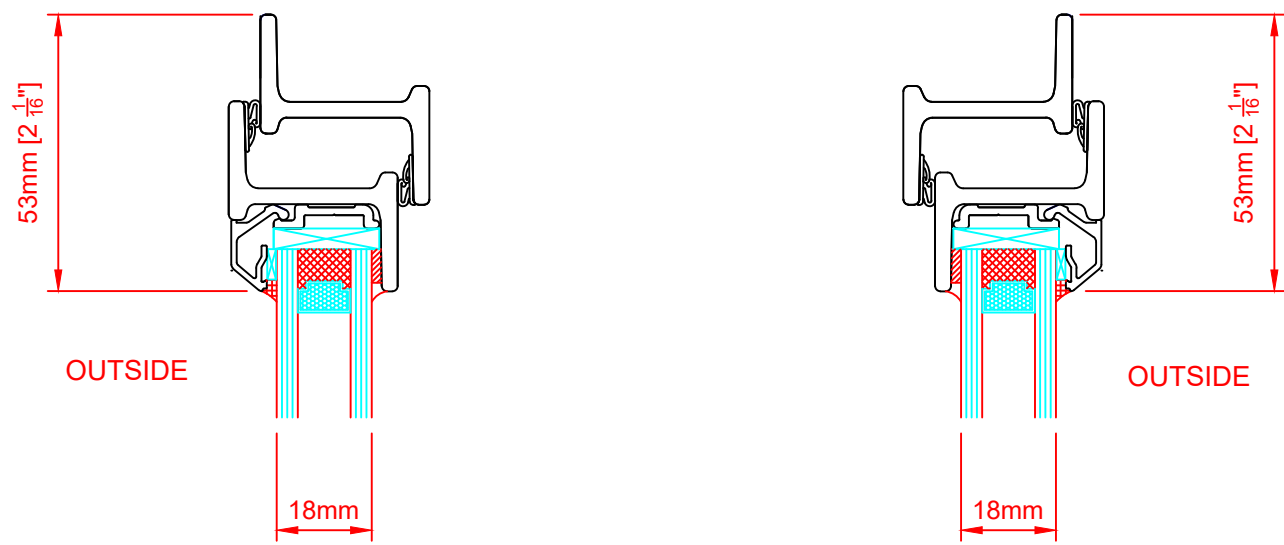


5 Detail 3
1:5

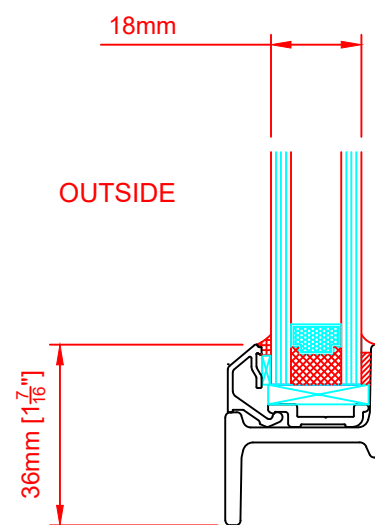
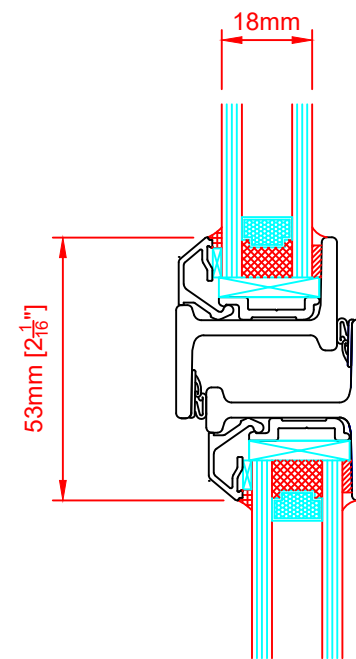
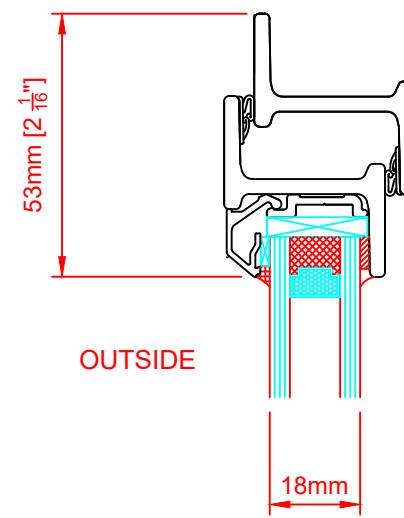
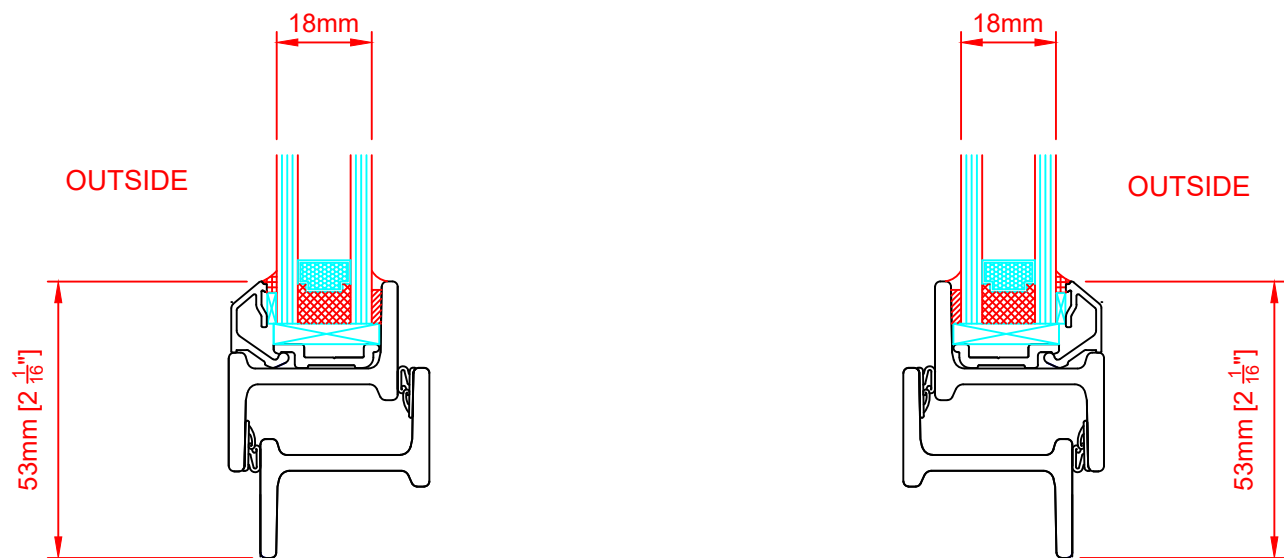
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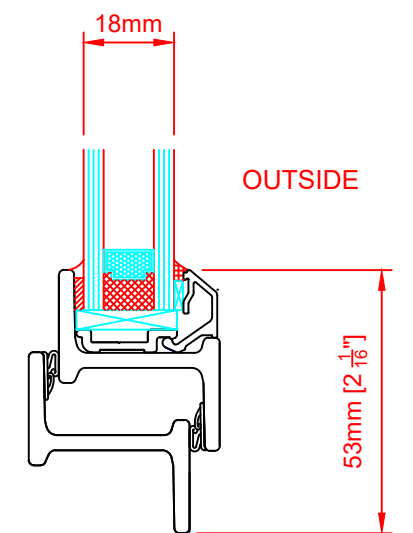
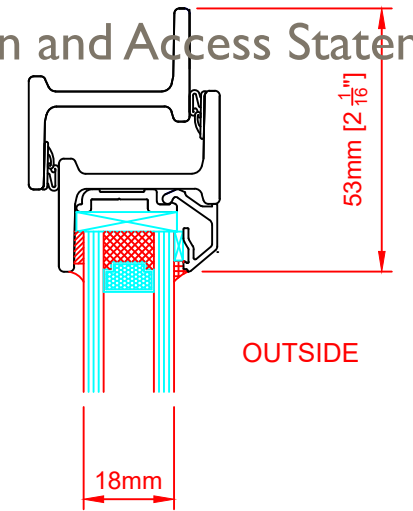


Type 1



Type 2

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TYPICAL SECTION DETAILS

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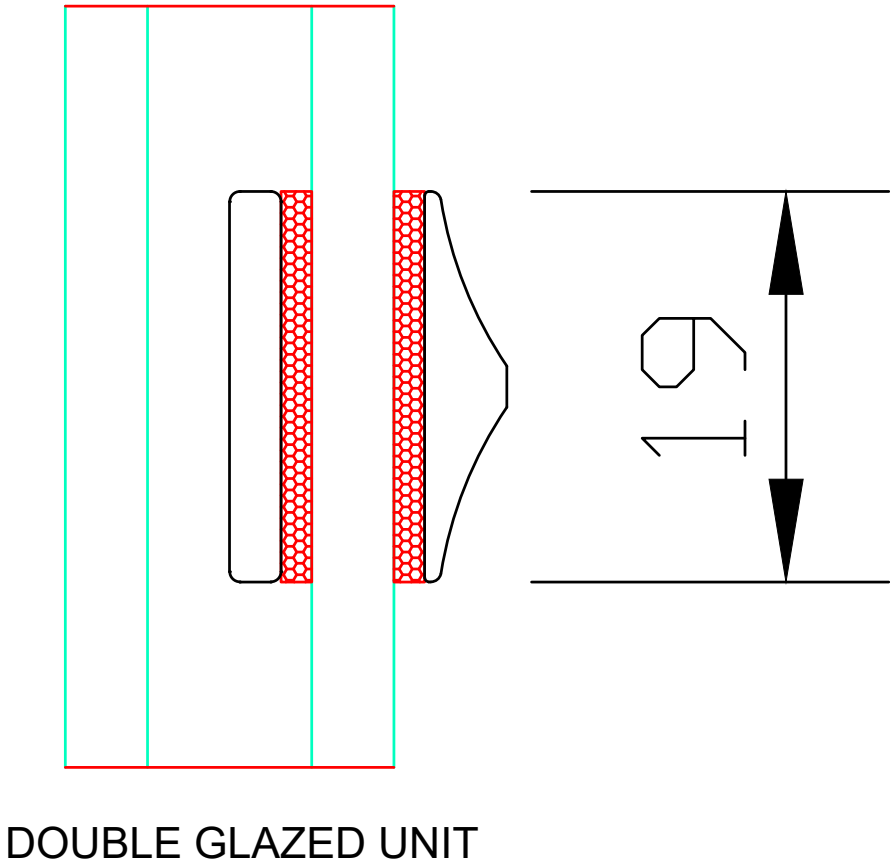
Notes.

Rev	Description	Date



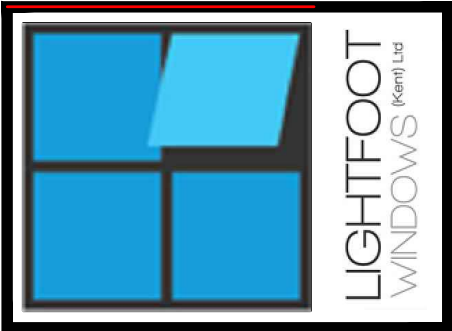
FLAT BAR

KENSINGTON BAR



INTERNAL

EXTERNAL



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Drawn: SK	Date: 04/02/22	Scale: NTS	

Notes.

Rev	Description	Date





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